



Lexington Mews Association, Inc.

IN THE MEWS

SPRING/SUMMER 2021

BOARD OF DIRECTORS:



President:

Cory Plock, 1603

Vice President:

Marie Meliksetian, 2207

Treasurer:

Marie Meliksetian, 2207

Secretary:

Doug Brown, 2701

Member:

Emmett Covello, 3103

Member:

Jay Sarath, 1807

Property Management

REI Property Management
(203) 744-8400

Property Manager email: pm@lexingtonmews.org

Board e-Mail: board@lexingtonmews.org

LM Web Site: www.lexingtonmews.org

Address: Lexington Mews Association, Inc.
Eaton Court
Danbury, CT 06811

Monthly meetings for 2021 are being held via Zoom and are generally held on the 3rd Thursday of each month at 7:30 PM. The 2021 meeting dates and login information was provided to all owner by REI. The remainder 2021 board meetings are listed below:

April 15th, May 20th, June 17th, July 15th, August 19th, September 16th, October 21st, November 18th. The annual Owner meeting date has not been determined yet.

If you wish to join a meeting you can use the link below or call in:

<https://us02web.zoom.us/j/7166393341?pwd=SnBYTjV4enA2eINWMkxRY1BwQlIxZz09>

Meeting ID: 716 639 3341
Passcode: 890400

Or dial in: 646-558-8656

PAVING

The Board of Directors has continued to work with Falcon Engineering regarding the upcoming paving project. The specifications have been drafted and proposals have been requested. We hope that the paving project can commence by the Summer of 2021. The project will not only include the roadways but will also address some patio pitch issues, the broken sidewalks and curbing issues in some visitor parking spaces.

It is anticipated that the paving expense will be partially funded by the capital reserve account, which is a special fund set aside for long-term capital replacements, and possibly a loan.

The roads are one of the long-term capital expenses that the association has been planning and saving for. The association conducts a long-term capital reserve study every few years to update the anticipated costs of replacing the major components of the common areas. The most recent study was completed just last year by Reserve Advisors and included a thorough on-site inspection, replacement cost computations and life expectancy of all common area large components (such as roofs, pavement, siding, pool, etc.). If you would like a copy of said report, please reach out to REI.

SMOKE & CARBON MONOXIDE DETECTORS

The recent time change, because of daylight savings, is a good reminder for all to check your smoke and carbon monoxide detectors. If you have not done so already, you should replace the batteries in all detectors and check that they are working. As you all know, smoke and carbon monoxide detectors can save lives and prevent damage to homes. The National Fire Protection Association recommends that change the batteries every six months and test that they are working.

SPRING DUMPSTER

The Board of Directors has arranged for a spring roll off dumpster so residents can dispose of large items that are not suited for the weekly trash removal services.

On Saturday, April 17th, a dumpster will be placed at the end of the roadway by the 2100 building. The dumpster will be placed around 9:00 AM and picked up around 1:00 PM.

There will be a contractor on site to confirm you are a resident of Lexington Mews (bring your photo ID) and to assist you in placing the items in the dumpster to ensure the space in the dumpster is used to its capacity. Please note, items that are not permitted in the dumpster include liquid paint asbestos, hazardous wastes, flammables (gasoline, oil, propane, freon, etc.) batteries. E-waste (TV's, computers, cell phone, fax machines, printers, copiers, vcr's and DVD players, video camera), propane tanks, tires, appliances, with freon (AC units, refrigerators) brush and tree stumps, rocks, cement, and car batteries.

GARAGE DOOR PAINTING

The Board of Directors will be determining if any garage doors need painting. If it is determined that your garage door needs to be painted, you will be notified in writing on how to contact Dave Osborne to arrange for the door to be painted.

TRASH AND RECYCLING

Refuse reminders:

- ✓ Garbage bags must be placed inside the garbage totes.
- ✓ All cardboard must be broken down and tied together or it will not be picked up.
- ✓ Containers must be brought back inside the evening after it has been emptied. It has been noticed that many trash totes are being taken out the day before or left days after the garbage has been picked up. Please make sure to only take out the totes the evening before garbage is picked up and the toter is put away the evening that the trash is picked up.

Holiday pickup schedule:

- ✓ Memorial Day on May 31st will cause all pickups during the week to be delayed one day. Lexington Mews will be picked up on Friday, June 4th.
- ✓ Labor Day on September 6th will cause all pickups during the week to be delayed one day. Lexington Mews will be picked up on Friday, September 10th.

- ✓ Thanksgiving Day will cause a delay. Lexington Mews will be picked up on Friday, November 26th.

EXTERMINATING POLICY

The association will address insects or animals, both in and outside of the units, if they are deemed to be harmful to residents or they will cause damage to the units, the buildings, or the common areas.

SPEED LIMIT REMINDER

Please note - the speed limit is 10 MPH inside the community. Observed speeders may be subject to a \$100 fine. Unit owners are responsible for the conduct of their guests.

AMERICAN FLAGS

Per the Association rules, owners must request and receive approval before any permanent flagpole fixture can be installed. Request to mount a flagpole in the front of units, will only be permitted if installed with a white bracket on the white vertical garage trim. Flags are also permitted to be installed on high decks. Display of portable flags (not mounted to the trim or deck) is permitted as per the association rules.

RECREATION TAG REMINDERS

The Board of Directors is in process of obtaining new recreation tags for all owners. More information regarding the new tags will be sent to all owners when they are able to be distributed.

Please note - the recreation tags must be on display at all time when using the playground, tennis court and the pool area.

Also, please remember that visitors must always be accompanied by a Unit Owner – no exceptions.

DRYER VENT CLEANING

It is time for the bi-annual dryer vent cleaning program at Lexington Mews. The board has voted to use Vent-Gard to assist with the program again. All owners should contact Vent-Gard directly to schedule an appointment. More information on this mandatory cleaning will be sent

in a separate letter. Vent-Gard can be reached at (860) 354-3043.

POOL

The Board of Directors is discussing re-opening the pool this Spring, but they also want to best serve the financial interests of the association. Currently, legal and insurance expert advice is that certain community amenities, especially pools, should remain closed. The board is waiting for confirmation regarding what state guidelines must be followed to open the pool. Once those regulations are known, and they may be relaxed as more CT residents receive the vaccination, the board will then determine if and how they can be met. If it is determined that the pool can be opened, higher-than-normal expenditures will most likely be necessary. More information, and a survey, will be sent to all owners regarding this in the near future.

TENNIS COURT/BASKETBALL NET

Last year, the association had repairs made to the tennis court and added a basketball hoop. Due to some settling, a crack has appeared in the tennis court. The association is in the process of making arrangements for that crack to be repaired, under warranty, so that the tennis court net can be installed.

A gate was also installed for easier access in and out of the area to assist when tennis balls or basketballs need to be retrieved. 😊

LEXINGTON MEWS WEBSITE

www.lexingtonmews.org

Please do not forget to visit the association's website. If you have any information that you would like to be added to the site, please email the Board or REI for consideration.

If you are not registered to the website, you may do so by entering the passphrase LM2013.

Also, if you do not already receive correspondence via email, please consider contacting REI and providing your email so that you can receive correspondence from the association faster and help save the environment!

REMINDERS

- ✓ Resident use of the visitor parking spaces is prohibited without prior permission from the

Board. A violation of the parking rules may result in a \$50 fine and/or towing.

- ✓ All pet owners must take responsibility for their pets and must clean up after them.
 - ✓ Please note - if you would like to make any modifications to the exterior of your unit or the common areas, you must first obtain Board approval in writing. If you have a modification that you would like to make, please contact REI Property Management, and fill out a 'Modification Request Form'. The Board will review your submission and will then give you feedback on their decision.
 - ✓ As many of you already know, each building has a green door that houses the main water supply coming into the buildings. These water closets have an audible alarm system that will go off if the temperature reaches a specific level. If you hear the alarm go off, please contact REI immediately by calling 203-744-8400 and press zero. If it is after hours, the answering service will answer the call and assist you in contacting someone to assist.
 - ✓ Owners can turn on their water spigots.
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REI Contact Information

If you have a maintenance request or any matter that needs to be addressed, please contact REI. Your community's assigned team at REI are:

- Julie Aurrichio – Association Manager at jaurrichio@rei-pm.net or 203-744-8400, extension 140.
 - Ricardo Pena – Assistant Association Manager at rpena@rei-pm.net or 203-744-8400, extension 156.
 - Art Stueck – President of REI at astueck@rei-pm.net
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